



CITY OF TUALATIN

Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Steve Koper, Assistant Community Development Director
Madeleine Nelson, Assistant Planner

DATE: December 9, 2024

SUBJECT:

Consideration of Ordinance No. 1496-24, a Plan Map Amendment (PMA) to rezone an 8.3-acre site located at 23370 SW Boones Ferry Road from Institutional (IN) to the Medium Low Density Residential (RML) Planning District.

RECOMMENDATION:

On November 20, 2024, the Tualatin Planning Commission voted unanimously (7-0) to recommend approval of the Plan Map Amendment application to City Council.

EXECUTIVE SUMMARY:

The Westlake Consultants, Inc., on behalf of Norwood Horizon Holdings, LLC and Property Owner, Horizon Community Church propose a Plan Map Amendment (PMA) for an 8.3-acre located site at 23370 SW Boones Ferry Road (Tax Lot: 2S135D000106). The requested PMA would change the existing zoning from Institutional (IN) to Medium Low Density Residential (RML). Future development would require submittal and approval of an Architectural Review application subject to compliance with design and siting standards applicable to the RML District.

The applicant's Narrative (Exhibit A) addresses the applicable criteria to the proposal for Comprehensive Plan Amendments. The applicant has also included a Transportation Impact Analysis (Exhibit C) and Utility Availability Memorandum (Exhibit E).

The Findings and Analysis (Exhibit 1) include a review of the proposal and application materials against the applicable criteria and standards, which include: Oregon Statewide Planning Goals, Oregon Administrative Rules, Metro Code, and the Tualatin Comprehensive Plan and Development Code. The specific approval criteria for a Plan Amendment are found at Tualatin Development Code (TDC) Section 33.070(5) and include other applicable criteria and standards that must be met.

OUTCOMES OF DECISION:

The Council may consider the Plan Map Amendment, which, if approved, would change the subject property's zoning designation to Medium Low Density Residential (RML). If the application is denied, the existing zoning of Institutional (IN) would continue to apply.

In sum, the Council may:

- **Approve the Plan Map Amendment**
- **Deny the Plan Map Amendment**

ALTERNATIVES TO RECOMMENDATION:

Alternatively, the Council may:

- Continue consideration of the application to a specified future Council hearing, leaving the hearing and written record open.
 - Close the hearing and the written record, but continue Council deliberations on the applications to a specified future Council hearing.
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ATTACHMENTS:

- Exhibit 1: Analysis and Findings – PMA24-0004
- Exhibit A: Land Use Application & Narrative
- Exhibit B: Existing and Proposed Zoning
- Exhibit C: Transportation Impact Analysis
- Exhibit D: Tualatin Engineering Response to TPR
- Exhibit E: Utility Availability Memorandum
- Exhibit F: Site Concept Plan
- Exhibit G: Supporting Documents
- Exhibit H: Sherwood School District Service Provider Letter
- Exhibit I: Public Notice
- Exhibit J: Housing Needs Analysis (2019)
- Exhibit K: Housing Production Strategies (2021)
- Exhibit L: Public Comment